



# FACILITY CONDITION ASSESSMENT

*Saegert Bus Terminal* | February 2022



## Executive Summary

Saegert Bus Terminal is located at 3300 Jones Rd in Austin, Texas. The oldest building is 45 years old (at time of 2020 assessment). It comprises 19,121 gross square feet.

The findings contained within this report are the result of an assessment of building systems and the conditions found on the site at the time of the visit. The assessment was performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at \$5,436,844. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Saegert Bus Terminal the ten-year need is \$8,433,800.

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Assessment (FCA) score. A 5-year FCA was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCA calculation. The Saegert Bus Terminal facility has a 5-year FCA score of 15.73%.

## Summary of Findings

The table below summarizes the condition findings at Saegert Bus Terminal

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	5-Year FCA
<b>Exterior Site</b>								
	Exterior Site	\$4,368,393	\$0	\$1,727,063	\$4,368,393	\$6,095,456	\$0	
<b>Permanent Building(s)</b>								
960A	Main building includes Administration Offices, & Shop	\$854,588	\$445,602	\$178,012	\$1,300,190	\$1,478,202	\$3,786,604	65.66%
960B	Shop and Storage Area	\$41,651	\$49,167	\$46,704	\$90,818	\$137,522	\$645,209	85.92%
960C	Tire Shop	\$6,892	\$5,493	\$9,958	\$12,385	\$22,343	\$140,432	91.18%
960D	Administrative Building / Training Rooms	\$165,321	\$348,577	\$186,380	\$513,898	\$700,278	\$2,886,666	82.20%
<b>Sub Total for Permanent Building(s):</b>		<b>\$1,068,451</b>	<b>\$848,839</b>	<b>\$421,054</b>	<b>\$1,917,290</b>	<b>\$2,338,344</b>	<b>\$7,458,911</b>	
<b>Total for Site:</b>		<b>\$5,436,844</b>	<b>\$848,839</b>	<b>\$2,148,117</b>	<b>\$6,285,683</b>	<b>\$8,433,800</b>	<b>\$7,458,911</b>	<b>15.73%</b>

## Approach and Methodology

A facility condition assessment evaluates each building's overall condition. Two components of the facility condition assessment are combined to total the cost for facility need. The two components of the facility condition assessment are current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are items in need of repair or replacement as a result of being broken, obsolete, or beyond useful life. The existing deficiencies that currently require correction are identified and assigned a priority. An example of a current deficiency might include a broken lighting fixture or an inoperable roof top air conditioning unit.

**Life Cycle Forecast:** Life cycle analysis evaluates the ages of a building's systems to forecast system replacement as they reach the end of serviceable life. An example of a life cycle system replacement is a roof with a 20-year life that has been in place for 15 years and may require replacement in five years.

All members of the survey team recorded existing conditions, identified problems and deficiencies, and documented corrective action and quantities. The team took digital photos at each site to better identify significant deficiencies.

## Facility Deficiency Priority Levels

Deficiencies were ranked according to five priority levels, with Priority 1 items being the most critical to address:

**Priority 1 – Mission Critical Concerns:** Deficiencies or conditions that may directly affect the site's ability to remain open or deliver the educational curriculum. These deficiencies typically relate to building safety, code compliance, severely damaged or failing building components, and other items that require near-term correction. An example of a Priority 1 deficiency is a fire alarm system replacement.

**Priority 2 - Indirect Impact to Educational Mission:** Items that may progress to a Priority 1 item if not addressed in the near term. Examples of Priority 2 deficiencies include inadequate roofing that could cause deterioration of integral building systems, and conditions affecting building envelopes, such as roof and window replacements.

**Priority 3 - Short-Term Conditions:** Deficiencies that are necessary to the site's mission but may not require immediate attention. These items should be considered necessary improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include site improvements and plumbing deficiencies.

**Priority 4 - Long-Term Requirements:** Items or systems that may be considered improvements to the instructional environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, finishes, paving, removal of abandoned equipment, and educational accommodations associated with special programs.

**Priority 5 - Enhancements:** Deficiencies aesthetic in nature or considered enhancements. Typical deficiencies in this priority include repainting, replacing carpet, improved signage, or other improvements to the facility environment.

The following table summarizes this site's current deficiencies by building system and priority.

Table 2: System by Priority (Site & Permanent Buildings)

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$0	\$116,809	\$3,917	\$4,243,558	\$4,364,284	80.49 %
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Exterior	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Interior	\$0	\$0	\$147,763	\$61,922	\$48,181	\$257,866	4.76 %
Mechanical	\$0	\$471,438	\$23,978	\$40,128	\$0	\$535,543	9.88 %
Electrical	\$0	\$7,018	\$62,328	\$0	\$0	\$69,345	1.28 %
Plumbing	\$0	\$1,264	\$81,991	\$16,428	\$0	\$99,683	1.84 %
Fire and Life Safety	\$86,707	\$0	\$0	\$0	\$0	\$86,707	1.60 %
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
Specialties	\$0	\$0	\$0	\$8,802	\$0	\$8,802	0.16 %
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	0.00 %
<b>Total:</b>	\$86,707	\$479,720	\$432,868	\$131,197	\$4,291,739	\$5,422,231	

The building systems at the site with the most need include:

Site	-	\$4,364,284
Mechanical	-	\$535,543
Interior	-	\$257,866

The chart below represents the building systems and associated deficiency costs.

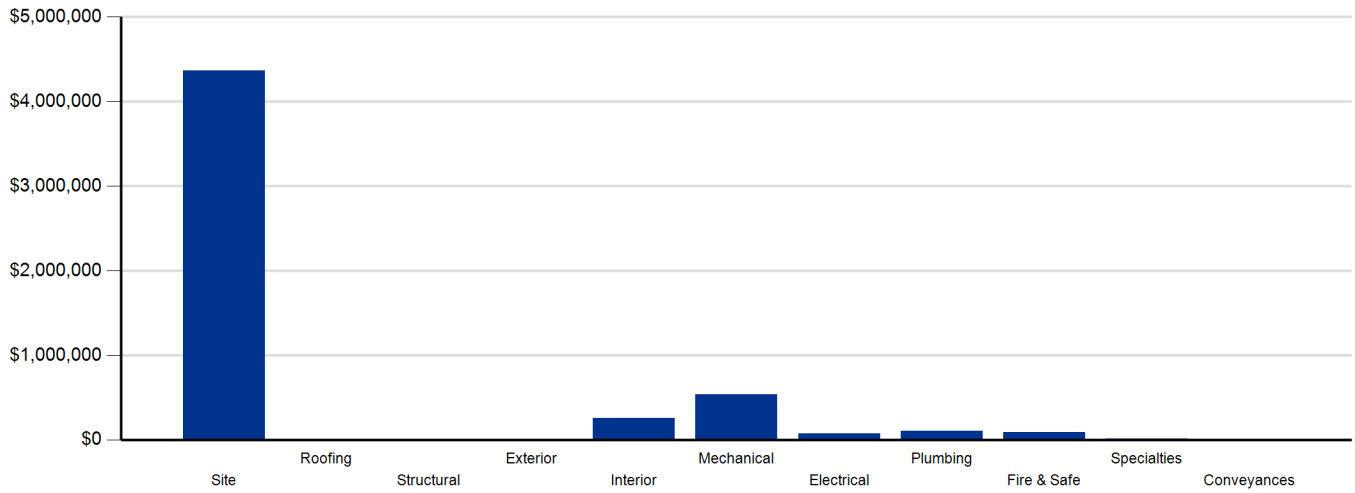


Figure 1: System Deficiencies

## Life Cycle Capital Renewal Forecast

During the facility condition assessment, assessors inspected all major building systems. If an assessor identified a need for immediate replacement, a deficiency was created with the item's repair costs. The identified deficiency contributes to the facility's total current repair costs.

However, capital planning scenarios span multiple years, as opposed to being constrained to immediate repairs. Construction projects may begin several years after the initial facility condition assessment. Therefore, in addition to the current year repair costs, it is necessary to forecast the facility's future costs using a ten-year life cycle renewal forecast model.

Life cycle renewal is the projection of future building system costs based upon each individual system's expected serviceable life. Building systems and components age over time, eventually break down, reach the end of their useful lives, and may require replacement. While an item may be in good condition now, it might reach the end of its life before a planned construction project occurs.

The following tables show current deficiencies and the subsequent ten-year life cycle capital renewal projections. The projections outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

Table 3a: Capital Renewal Forecast (Yrs 1-5)

System	Life Cycle Capital Renewal Projections					Total 1-5
	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	
Site	\$0	\$0	\$0	\$0	\$0	\$0
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$41,361	\$168,216	\$0	\$0	\$0	\$209,577
Interior	\$0	\$0	\$44,538	\$299,393	\$38,795	\$382,726
Mechanical	\$0	\$0	\$0	\$51,715	\$5,493	\$57,208
Electrical	\$0	\$0	\$0	\$0	\$137,164	\$137,164
Plumbing	\$0	\$0	\$0	\$66,550	\$0	\$66,550
Fire and Life Safety	\$0	\$0	\$6,868	\$0	\$0	\$6,868
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$0	\$0	\$0
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$41,361</b>	<b>\$168,216</b>	<b>\$51,406</b>	<b>\$417,658</b>	<b>\$181,452</b>	<b>\$860,093</b>

Table 3b: Capital Renewal Forecast (Yrs 6-10)

System	Life Cycle Capital Renewal Projections						Total 6-10	Total 1-10
	Total 1-5	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032		
Site	\$0	\$0	\$0	\$1,425,047	\$0	\$302,016	\$1,727,063	\$1,727,063
Roofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exterior	\$209,577	\$0	\$0	\$119,159	\$0	\$6,327	\$125,486	\$335,063
Interior	\$382,726	\$50,586	\$739	\$8,180	\$0	\$9,616	\$69,121	\$451,847
Mechanical	\$57,208	\$0	\$0	\$0	\$0	\$29,890	\$29,890	\$87,098
Electrical	\$137,164	\$0	\$0	\$28,640	\$0	\$196,351	\$224,991	\$362,155
Plumbing	\$66,550	\$0	\$0	\$0	\$0	\$7,320	\$7,320	\$73,870
Fire and Life Safety	\$6,868	\$0	\$0	\$0	\$0	\$0	\$0	\$6,868
Conveyances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Specialties	\$0	\$0	\$0	\$5,826	\$0	\$0	\$5,826	\$5,826
Crawlspace	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$860,093</b>	<b>\$50,586</b>	<b>\$739</b>	<b>\$1,586,852</b>	<b>\$0</b>	<b>\$551,520</b>	<b>\$2,189,697</b>	<b>\$3,049,790</b>

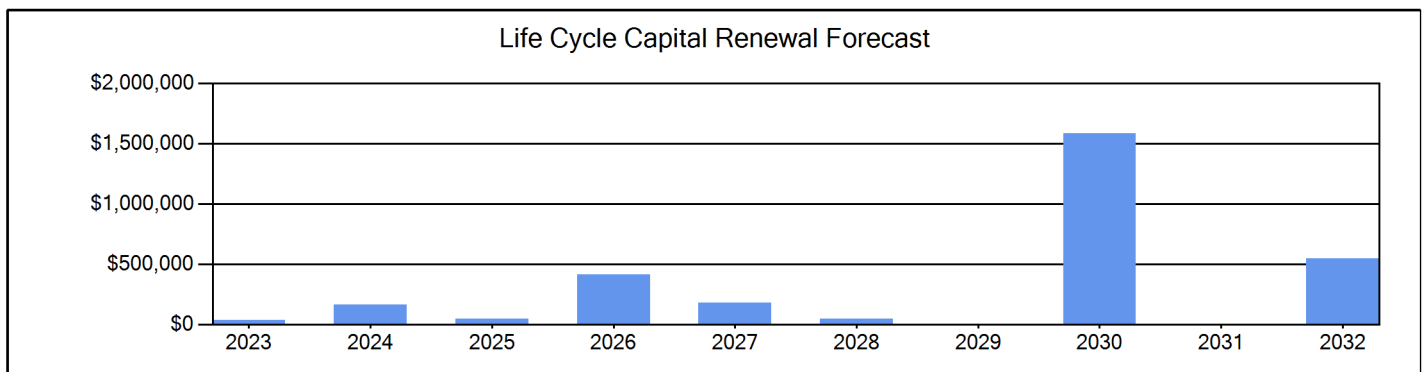


Figure 2: Ten Year Capital Renewal Forecast

## Facility Condition Assessment Score

The Facility Condition Assessment Score (FCAS) is used throughout the facility condition assessment industry as a general indicator of a building’s health. The FCAS is used to benchmark the relative condition of a group of sites. The FCAS is derived by dividing the total repair cost, site-related repairs, by the total replacement cost and subtracting it from 100. A facility with a lower FCAS percentage has more need, or higher priority, than a facility with a lower FCAS. It should be noted that costs in the New Construction category are not included in the FCAS calculation.

$$FCAS = 100 - (\text{Total Repair Cost} / \text{Replacement Cost})$$

For master planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A 5-year FCAS was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCAS calculation.

- Very Unsatisfactory (0-35)
- Unsatisfactory (36-50)
- Average (51-65)
- Satisfactory (66-80)
- Very Satisfactory (81-100)

Financial modeling has shown that over a 30-year period, it is more cost effective to replace than repair sites with a FCAS of 35 percent or greater. This is due to efficiency gains with facilities that are more modern and the value of the building at the end of the analysis period. It is important to note that the FCAS at which a facility should be considered for replacement is typically debated and adjusted based on property owners and facility managers approach to facility management. Of course, FCAS is not the only factor used to identify buildings that need renovation, replacement, or even closure. Historical significance, enrollment trends, community sentiment, and the availability of capital are additional factors that are analyzed when making campus facility decisions.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today’s estimated cost of construction in the Austin area. The estimated replacement cost for this facility is \$7,458,911. For planning purposes, the total 5-year need at the Saegert Bus Terminal is \$6,285,683 (Life Cycle Years 1-5 plus the FCA deficiency cost). The Saegert Bus Terminal facility has a 5-year FCA of 15.73%.

5-Year Need vs. Replacement

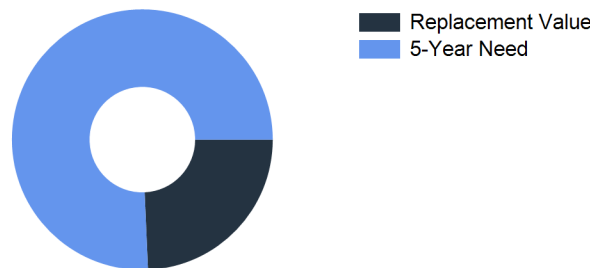


Figure 3: 5-Year FCA



## Saegert Bus Terminal - Deficiency Summary

### Site Level Deficiencies

#### Site

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Asphalt Driveway Replacement <b>Note:</b> potholes, rutting, and cracking throughout site <b>Location:</b> primarily in northeast and northwest parking lots	Capital Renewal	18,165	SF	3	\$116,809	778
Fencing Replacement (8' - 10' high Chain Link Fence) <b>Note:</b> damaged fencing <b>Location:</b> northeast corner of site	Capital Renewal	50	LF	4	\$3,917	777
Paving Restriping <b>Note:</b> pavement striping is fading <b>Location:</b> primarily NE and SW parking lots	Deferred Maintenance	50	CAR	5	\$1,663	779
PROGRAM DEFICIENCIES	ADA Compliance	748,760	EACH	5	\$4,185,471	4385
PUBLIC DEFICIENCIES	ADA Compliance	32,318	EACH	5	\$55,489	4384
Site Signage Replacement	Capital Renewal	1	Ea.	5	\$241	780
Wheel Stop Replacement <b>Note:</b> four damaged wheel stops <b>Location:</b> all three (3) parking areas	Deferred Maintenance	4	Ea.	5	\$694	781
<b>Sub Total for System</b>		<b>7 items</b>			<b>\$4,364,284</b>	

#### Electrical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Pole Lighting Repair <b>Note:</b> light is hanging down <b>Location:</b> south light pole	Deferred Maintenance	1	Ea.	3	\$4,109	775
<b>Sub Total for System</b>		<b>1 items</b>			<b>\$4,109</b>	
<b>Sub Total for School and Site Level</b>		<b>8 items</b>			<b>\$4,368,393</b>	

## Building: 960A - Main building includes Administration Offices, & Shop

#### Interior

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Brick/Stone Replacement (Bldg SF) <b>Note:</b> Damaged, torn, ripped	Capital Renewal	3,718	SF	3	\$125,256	3902
Interior Door Replacement	Capital Renewal	6	Door	3	\$11,254	3906
Acoustical Ceiling Tile Replacement <b>Note:</b> Broken, sagging, stained	Capital Renewal	1,941	SF	4	\$6,554	3901
Metal Interior Door Replacement	Capital Renewal	5	Door	4	\$14,469	3905
Vinyl Composition Tile Replacement <b>Note:</b> Lifting, broken, worn	Capital Renewal	1,941	SF	4	\$15,873	3904
Interior Wall Repainting (Bldg SF) <b>Note:</b> Chipped, stained, flacking	Capital Renewal	2,912	SF	5	\$13,048	3903
<b>Sub Total for System</b>		<b>6 items</b>			<b>\$186,454</b>	

#### Mechanical

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Air Cooled Condenser Replacement	Capital Renewal	2	Ea.	2	\$19,945	3891
Ductwork Replacement (SF Basis)	Capital Renewal	9,707	SF	2	\$76,806	3894
Fan Coil Unit Replacement	Capital Renewal	2	Ea.	2	\$7,103	3892
Gas Piping Replacement (SF Basis)	Capital Renewal	9,707	SF	2	\$336,593	3882
Infrared Gas Radiant Heater Replacement	Capital Renewal	10	Ea.	3	\$21,798	3889
Ceiling Exhaust Fan Replacement	Capital Renewal	2	Ea.	4	\$973	3895
Ceiling Exhaust Fan Replacement	Capital Renewal	10	Ea.	4	\$4,867	3896
Existing Controls Are Obsolete	Capital Renewal	9,707	SF	4	\$15,020	3890

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Window AC Unit Component Replacement	Capital Renewal	1	Ea.	4	\$3,085	3893
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>		<b>\$486,191</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$4,236	2950
Canopy Lighting Replacement	Capital Renewal	5	Ea.	3	\$10,415	2955
Exterior Mounted Building Lighting Replacement	Capital Renewal	6	Ea.	3	\$5,410	2956
Interior Power Wiring Replacement	Deferred Maintenance	9,707	SF	3	\$11,529	2957
Public Address System Replacement, Non-main Building	Deferred Maintenance	9,707	SF	3	\$6,871	2951
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$38,461</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Gas Water Heater Replacement	Capital Renewal	1	Ea.	3	\$3,265	3881
Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	Capital Renewal	9,707	SF	3	\$34,884	3883
Sanitary Sewer Piping Replacement	Capital Renewal	9,707	SF	3	\$10,777	3884
Toilet Replacement	Capital Renewal	6	Ea.	3	\$30,356	3887
Urinal Replacement	Capital Renewal	2	Ea.	3	\$2,708	3898
Custodial Mop Or Service Sink Replacement	Capital Renewal	1	Ea.	4	\$796	3897
Refrigerated Water Cooler Replacement	Capital Renewal	1	Ea.	4	\$2,202	3888
Replace classroom lavatory	Capital Renewal	1	Ea.	4	\$2,565	3885
Restroom Lavatories Plumbing Fixtures Replacement	Capital Renewal	4	Ea.	4	\$10,865	3886
<b>Sub Total for System</b>		<b>9</b>	<b>items</b>		<b>\$98,419</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Replacement	Capital Renewal	9,707	SF	1	\$15,413	2954
Security Alarm Replacement	Capital Renewal	9,707	SF	1	\$22,343	2953
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$37,756</b>	

**Technology**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	2952
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,307</b>	
<b>Sub Total for Building 960A - Main building includes Administration Offices, &amp; Shop</b>		<b>32</b>	<b>items</b>		<b>\$854,588</b>	

**Building: 960B - Shop and Storage Area**
**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Wood Wall Replacement (LC) <b>Note:</b> Stained, wood rot <b>Location:</b> West wall	Capital Renewal	83	SF	4	\$1,302	3911
Metal Interior Door Replacement	Capital Renewal	3	Door	4	\$8,681	3913
Interior Wall Repainting (Bldg SF) <b>Note:</b> Scuffs, stains	Capital Renewal	165	SF	5	\$739	3912
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$10,722</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Infrared Gas Radiant Heater Replacement	Capital Renewal	1	Ea.	3	\$2,180	3899
Wall Exhaust Fan Ventilation Replacement	Capital Renewal	1	Ea.	4	\$4,731	3900
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$6,911</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Panelboard Replacement	Capital Renewal	1	Ea.	2	\$2,782	2958
Canopy Lighting Replacement	Capital Renewal	2	Ea.	3	\$4,166	2962

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	\$1,803	2963
Interior Power Wiring Replacement	Deferred Maintenance	1,654	SF	3	\$1,964	2964
<b>Sub Total for System</b>		<b>4</b>	<b>items</b>		<b>\$10,716</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	2961
Fire Alarm Replacement	Capital Renewal	1,654	SF	1	\$2,626	2960
Security Alarm Replacement	Capital Renewal	1,654	SF	1	\$3,807	2959
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$13,301</b>	
<b>Sub Total for Building 960B - Shop and Storage Area</b>		<b>12</b>	<b>items</b>		<b>\$41,651</b>	

**Building: 960C - Tire Shop**
**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Epoxy Flooring Repair Or Replacement	Deferred Maintenance	360	SF	4	\$4,339	3915
<b>Note:</b> Peeling and worn						
Interior Ceiling Repainting	Deferred Maintenance	360	SF	5	\$750	3914
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$5,089</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement	Capital Renewal	2	Ea.	3	\$1,803	2965
<b>Note:</b> Wallmount appears to be in poor condition						
<b>Location:</b> Rear of the building						
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,803</b>	
<b>Sub Total for Building 960C - Tire Shop</b>		<b>3</b>	<b>items</b>		<b>\$6,892</b>	

**Building: 960D - Administrative Building / Training Rooms**
**Interior**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Interior Door Replacement	Capital Renewal	6	Door	3	\$11,254	3920
Epoxy Flooring Repair Or Replacement	Deferred Maintenance	888	SF	4	\$10,703	3919
<b>Note:</b> Peeling and cracking						
Concrete Flooring Repair Or Repainting	Deferred Maintenance	2,890	SF	5	\$24,960	3918
Interior Ceiling Repainting	Deferred Maintenance	110	SF	5	\$229	3916
<b>Note:</b> Flaking, chipping and missing						
Interior Wall Repainting	Deferred Maintenance	3,764	SF Wall	5	\$8,455	3917
<b>Note:</b> Chipped, cracked and flaking						
<b>Sub Total for System</b>		<b>5</b>	<b>items</b>		<b>\$55,601</b>	

**Mechanical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
HVAC VAV Box Replacement	Capital Renewal	8	Ea.	2	\$30,991	3910
Existing Controls Are Obsolete	Capital Renewal	7,400	SF	4	\$11,450	3909
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$42,441</b>	

**Electrical**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Exterior Mounted Building Lighting Replacement	Capital Renewal	10	Ea.	3	\$9,017	2971
Public Address System Replacement, Non-main Building	Deferred Maintenance	7,400	SF	3	\$5,238	2966
<b>Sub Total for System</b>		<b>2</b>	<b>items</b>		<b>\$14,256</b>	

**Plumbing**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Water Heater Replacement	Capital Renewal	1	Ea.	2	\$1,264	3908
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$1,264</b>	

**Fire and Life Safety**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Fire Alarm Panel Replacement	Capital Renewal	1	Ea.	1	\$6,868	2970
Fire Alarm Replacement	Capital Renewal	7,400	SF	1	\$11,750	2969
Security Alarm Replacement	Capital Renewal	7,400	SF	1	\$17,033	2968
<b>Sub Total for System</b>		<b>3</b>	<b>items</b>		<b>\$35,650</b>	

**Technology**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Public Address System Head-End Requires Replacement	Functional Deficiency	1	Ea.	3	\$7,307	2967
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>		<b>\$7,307</b>	

**Specialties**

Deficiency	Category	Qty	UoM	Priority	Repair Cost	ID
Replace Cabinetry In Classes/Labs	Capital Renewal	1	Room	4	\$8,802	3907

**Note:** Base cabinets and upper cabinets beyond repair

**Location:** C021

<b>Sub Total for System</b>	<b>1</b>	<b>items</b>	<b>\$8,802</b>
<b>Sub Total for Building 960D - Administrative Building / Training Rooms</b>	<b>15</b>	<b>items</b>	<b>\$165,321</b>
<b>Total for Campus</b>	<b>70</b>	<b>items</b>	<b>\$5,436,844</b>

## Saegert Bus Terminal - Life Cycle Summary Yrs 1-10

### Site Level Life Cycle Items

#### Site

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fences and Gates	Fencing - Chain Link (8-10 Ft)	2,425	LF	\$189,986	8
Parking Lot Pavement	Asphalt	202	CAR	\$293,062	8
Parking Lot Pavement	Concrete	10	CAR	\$24,660	8
	<b>Note:</b> NE parking lot				
Roadway Pavement	Asphalt Driveways	142,656	SF	\$917,339	8
Roadway Pavement	Concrete Driveways	24,193	SF	\$302,016	10
	<b>Sub Total for System</b>	<b>5 items</b>		<b>\$1,727,063</b>	
	<b>Sub Total for Building -</b>	<b>5 items</b>		<b>\$1,727,063</b>	

### Building: 960A - Main building includes Administration Offices, & Shop

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	9,707	SF	\$34,674	1
Exterior Operating Windows	Aluminum - Windows per SF	48	SF	\$4,787	2
Exterior Operating Windows	Aluminum - Windows per SF	72	SF	\$7,180	2
Exterior Entrance Doors	Steel - Insulated and Painted	5	Door	\$18,535	2
Exterior Utility Doors	Overhead Door	12	Door	\$99,688	2
	<b>Sub Total for System</b>	<b>5 items</b>		<b>\$164,865</b>	

#### Interior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Stone Facing	CMU Wall	6,795	SF	\$228,917	4
Wall Painting and Coating	Painting/Staining (Bldg SF)	2,912	SF	\$13,048	4
Interior Swinging Doors	Wooden Door	6	Door	\$11,254	4
Interior Door Supplementary Components	Door Hardware	11	Door	\$16,331	4
Compartments and Cubicles	Toilet Partitions	7	Stall	\$14,115	5
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	1,941	SF	\$6,554	10
	<b>Sub Total for System</b>	<b>6 items</b>		<b>\$290,219</b>	

#### Mechanical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	9,707	SF	\$15,020	10
	<b>Sub Total for System</b>	<b>1 items</b>		<b>\$15,020</b>	

#### Electrical

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Panelboard - 120/208 125A	1	Ea.	\$1,459	5
Lighting Fixtures	Light Fixtures (Bldg SF)	9,707	SF	\$178,012	10
	<b>Sub Total for System</b>	<b>2 items</b>		<b>\$179,471</b>	

#### Plumbing

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Gas - 40 gallon	1	Ea.	\$3,491	10
	<b>Sub Total for System</b>	<b>1 items</b>		<b>\$3,491</b>	

#### Fire and Life Safety

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Fire Detection and Alarm	Fire Alarm Panel	1	Ea.	\$6,868	3
	<b>Sub Total for System</b>	<b>1 items</b>		<b>\$6,868</b>	
	<b>Sub Total for Building 960A - Main building includes Administration Offices, &amp; Shop</b>	<b>16 items</b>		<b>\$659,934</b>	

### Building: 960B - Shop and Storage Area

#### Exterior

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Metal Panel - Bldg SF basis	1,571	SF	\$5,612	1
Exterior Wall Veneer	Wood / Composite Siding - Bldg SF basis	83	SF	\$1,075	1
Exterior Operating Windows	Aluminum - Windows per SF	132	SF	\$13,164	2

**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Steel - Insulated and Painted	5	Door	\$18,535	2
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	2
Exterior Entrance Doors	Wooden Door	2	Door	\$6,327	10
			<b>Sub Total for System</b>	<b>6 items</b>	<b>\$51,040</b>

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	3	Door	\$4,454	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	165	SF	\$739	7
			<b>Sub Total for System</b>	<b>2 items</b>	<b>\$5,193</b>

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Power Distribution	Distribution Panels (600 Amps)	1	Ea.	\$17,802	8
Power Distribution	Panelboard - 120/240 100A	1	Ea.	\$4,236	8
Lighting Fixtures	Light Fixtures (Bldg SF)	1,000	SF	\$18,339	10
			<b>Sub Total for System</b>	<b>3 items</b>	<b>\$40,377</b>
			<b>Sub Total for Building 960B - Shop and Storage Area</b>	<b>11 items</b>	<b>\$96,609</b>

**Building: 960C - Tire Shop**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	14	SF	\$1,396	8
			<b>Sub Total for System</b>	<b>1 items</b>	<b>\$1,396</b>

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Suspended Plaster and	Painted ceilings	360	SF	\$750	10
			<b>Sub Total for System</b>	<b>1 items</b>	<b>\$750</b>

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Thru-Wall AC (2 Ton)	1	Ea.	\$5,493	5
Exhaust Air	Roof Exhaust Fan - Small	1	Ea.	\$1,960	10
			<b>Sub Total for System</b>	<b>2 items</b>	<b>\$7,453</b>

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	360	SF	\$6,602	8
			<b>Sub Total for System</b>	<b>1 items</b>	<b>\$6,602</b>
			<b>Sub Total for Building 960C - Tire Shop</b>	<b>5 items</b>	<b>\$16,201</b>

**Building: 960D - Administrative Building / Training Rooms**
**Exterior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Exterior Operating Windows	Aluminum - Windows per SF	301	SF	\$30,018	8
Exterior Operating Windows	Aluminum - Windows per SF	343	SF	\$34,206	8
Exterior Operating Windows	Aluminum - Windows per SF	351	SF	\$35,004	8
Exterior Entrance Doors	Steel - Insulated and Painted	5	Door	\$18,535	8
			<b>Sub Total for System</b>	<b>4 items</b>	<b>\$117,763</b>

**Interior**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Interior Door Supplementary Components	Door Hardware	27	Door	\$40,084	3
Wall Painting and Coating	Painting/Staining (Bldg SF)	6,660	SF	\$29,843	4
Acoustical Suspended Ceilings	Ceilings - Acoustical Tiles	740	SF	\$2,499	5
Compartments and Cubicles	Toilet Partitions	11	Stall	\$22,181	5
Tile Flooring	Ceramic Tile	740	SF	\$13,074	6
Interior Swinging Doors	Wooden Door	20	Door	\$37,512	6
Interior Swinging Doors	Metal Door (Steel)	1	Door	\$2,894	8
Interior Coiling Doors	Interior Overhead Doors	1	Ea.	\$5,286	8
Suspended Plaster and	Painted ceilings	1,110	SF	\$2,312	10
			<b>Sub Total for System</b>	<b>9 items</b>	<b>\$155,685</b>

**Mechanical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Decentralized Cooling	Ductless Split System (1 Ton)	1	Ea.	\$3,004	4
Decentralized Cooling	Fan Coil - DX cool w/Electric Heat (15 ton)	1	Ea.	\$9,463	4
Decentralized Cooling	Fan Coil - DX Cool w/Electric Heat (10 ton)	1	Ea.	\$4,553	4
Decentralized Cooling	Condenser - Outside Air Cooled (20 ton)	1	Ea.	\$20,946	4
Decentralized Cooling	Condenser - Outside Air Cooled (10 Tons)	1	Ea.	\$13,749	4
Exhaust Air	Interior Ceiling Exhaust Fan	3	Ea.	\$1,460	10
Heating System Supplementary Components	Controls - Electronic (Bldg.SF)	7,400	SF	\$11,450	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$64,625</b>	

**Electrical**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	7,400	SF	\$135,705	5
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$135,705</b>	

**Plumbing**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Plumbing Fixtures	Refrigerated Drinking Fountain	1	Ea.	\$2,202	4
Plumbing Fixtures	Restroom Lavatory	7	Ea.	\$19,014	4
Plumbing Fixtures	Sink - Service / Mop Sink	1	Ea.	\$796	4
Plumbing Fixtures	Toilets	8	Ea.	\$40,475	4
Plumbing Fixtures	Urinals	3	Ea.	\$4,063	4
Plumbing Fixtures	Classroom Lavatory	1	Ea.	\$2,565	10
Domestic Water Equipment	Water Heater - Electric - 5 to 10 gallon	1	Ea.	\$1,264	10
<b>Sub Total for System</b>		<b>7</b>	<b>items</b>	<b>\$70,378</b>	

**Specialties**

Uniformat Description	LC Type Description	Qty	UoM	Repair Cost	Remaining Life
Casework	Lockers, Gym	12	Ea.	\$5,826	8
<b>Sub Total for System</b>		<b>1</b>	<b>items</b>	<b>\$5,826</b>	
<b>Sub Total for Building 960D - Administrative Building / Training Rooms</b>		<b>29</b>	<b>items</b>	<b>\$549,983</b>	
<b>Total for: Saegert Bus Terminal</b>		<b>66</b>	<b>items</b>	<b>\$3,049,790</b>	



**Supporting Photos**

**General Site Photos**



Mildew on window seal



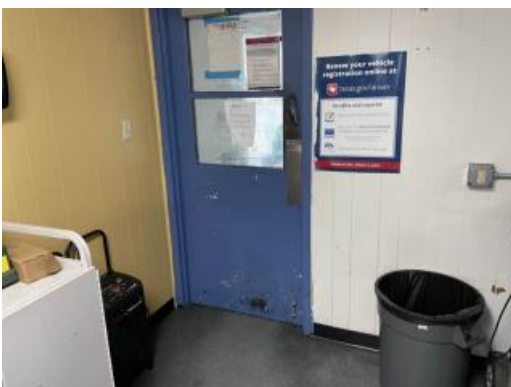
Damaged epoxy floor



Damaged interior window seals due to water leak



Shop ceiling insulation panels damaged



Bldg A Access Steel Door to be replaced



Potholes